

Evergreen East Hills Visioning Strategy Taskforce

Balancing the Equation Agreement – Group 2 – Version 1.0

Group 2 Members:

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Group 2 reached tentative agreements on six of the seven elements of the Balancing the Equation Exercise. The remaining area of disagreement is the # Units/Traffic where proposed solutions range from 4,100 to 5,700 units. Each of the seven elements is discussed below in greater detail.

#Units/Traffic

There is no agreement on this item the range of discussion is between 4,100 units and 5,700 units (with 500 background units assumed in any case).

The primary concern related to higher unit counts are increased traffic problems and overall erosion of quality of life due to higher number of people competing for infrastructure and amenities. The primary concern related to lower unit counts is the decreased amenities package.

This will be a key area of focus for the next meeting.

Industrial Retention

Retaining 0 Acres of Industrial land is acceptable if:

- There is an opportunity (for the Council) to deal with the issue of where to retain industrial land Citywide, and
- The question of Hitachi's expansion is addressed. e.g. Hitachi is able to be accommodated in terms of any desire for expansion it may have, or Hitachi does not object, etc.

Retail

300,000 sq feet of retail is acceptable.

The details as to the location and type of retail would need to be determined in greater detail as part of the process.

Affordable Housing

15% average affordable housing over all four sights is acceptable but:*

- There is a desire by some for a higher percentage of affordable housing
- If there is a higher percentage there is a preference by the developer for those to be moderate income rather than low, very low, or extremely low income

* need to check on the numbers, the 15% number was based on an back of envelope calculation assuming 20% on Arcadia and the affordable units being proposed on the college site.

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Community Facilities District (CFD)

A Community Facilities District is acceptable if the fees are not passed along to the homebuyer in the form of a tax bill. (Joe Head's solution introduced after our discussions had concluded.)

Alternatively a small (to be defined) CFD may be acceptable but the developer must be responsible for paying for the large majority of the amenities not through the CFD. (This was the status before Joe Head's solution was introduced.)

Schools

3 Elementary schools are acceptable, one each on the Campus Industrial site, Pleasant Hills Golf Course site, and the Arcadia site (as part of a reconfiguration of the existing Middle School) Of the three the Arcadia site is the most tentative and needs continued work with both the developer and the school district to reach agreement.

Key outstanding issue: The issue of a new high school remains an important issue and needs to be addressed. These four sites do not have to totally solve this issue, but must contribute to its solution.

Amenity Package Value

\$232M is an acceptable value for the amenities package assuming:

- Other elements of the equation are acceptable, (particularly #units)
- This is the total value of investments of both transportation improvements and community amenities, including those required by the EIR, and
- There is a fair process for determining what the amenities package consists of and the cost of these items.